068.0	0002	0018.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	718,000	/	718,000
USE VALUE:	718,000	/	718,000
ASSESSED:	718,000	/	718,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		GROVE ST PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FREIDMAN SHELDON/SUSANNE
Owner 2:	
Owner 3:	
Street 1:	31 GROVE ST PL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GROVE ST PLACE LLC -
Owner 2:	-
Street 1:	31 GROVE ST PL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .155 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1873, having primarily Wood Shingle Exterior and 1348 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6732.000	281,800	800	435,400	718,000
Total Card	0.155	281,800	800	435,400	718,000
Total Parcel	0.155	281,800	800	435,400	718,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 532.74 /Parcel: 532.74

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 43410

GIS Ref

GIS Ref

Insp Date 10/11/18

!5859!

PREVIOUS ASSESSMENT

Parcel ID 068.0-0002-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	281,800	800	6,732.	435,400	718,000		Year end	12/23/2021
2021	101	FV	273,600	800	6,732.	435,400	709,800		Year End Roll	12/10/2020
2020	101	FV	273,700	800	6,732.	435,400	709,900	709,900	Year End Roll	12/18/2019
2019	101	FV	216,800	0	6,732.	435,400	652,200	652,200	Year End Roll	1/3/2019
2018	101	FV	216,800	0	6,732.	292,300	509,100	509,100	Year End Roll	12/20/2017
2017	101	FV	216,800	0	6,732.	279,900	496,700	496,700	Year End Roll	1/3/2017
2016	101	FV	216,800	0	6,732.	255,000	471,800	471,800	Year End	1/4/2016
2015	101	FV	204,700	0	6,732.	205,200	409,900	409,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:53:28

LAST REV

Date	Time
08/12/19	10:38:10
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5859

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GROVE ST PLACE	42538-597		4/20/2004		414,000	No	No		
BRAUDIS LILLIAN	41366-577		11/5/2003	Sub Sale	615,000	No	No		
	18311-73		7/1/1987		1	No	No		A

USER DEFINED

Prior Id # 1:	43410
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/20/2012	74	Manual	1,000					install wood burni
8/15/2011	861	Addition	59,401	C				2 STORY ADDITION /
2/5/2007	75	Redo Kit	7,500	C				
2/8/2005	82	Re-Roof	6,225					
2/24/2004	138	New Buil	150,000			G5	GR FY05	LOT SUBDIVIDED & N

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2018	MEAS&NOTICE	BS	Barbara S
5/15/2009	Measured	372	PATRIOT
9/14/2005	Fieldrev-Chg	BR	B Rossignol
7/31/2004	MLS	MM	Mary M
4/25/2004	MLS	HC	Helen Chinal
3/17/2004	Inspected	BR	B Rossignol
3/30/2001	Inspected	201	PATRIOT
10/24/2000	Hearing N/C	189	PATRIOT
1/13/2000	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6732		Sq. Ft.	Site		0	70.	0.92	11									435,374						435,400	

Total AC/HA:	0.15455	Total SF/SM:	6732	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 435,374	Spl Credit	Total: 435,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	OLIVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1873	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98255032
Adj $ / SQ:	179.070
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	346210
Depreciation:	64395
Depreciated Total:	281815

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	1	HB					

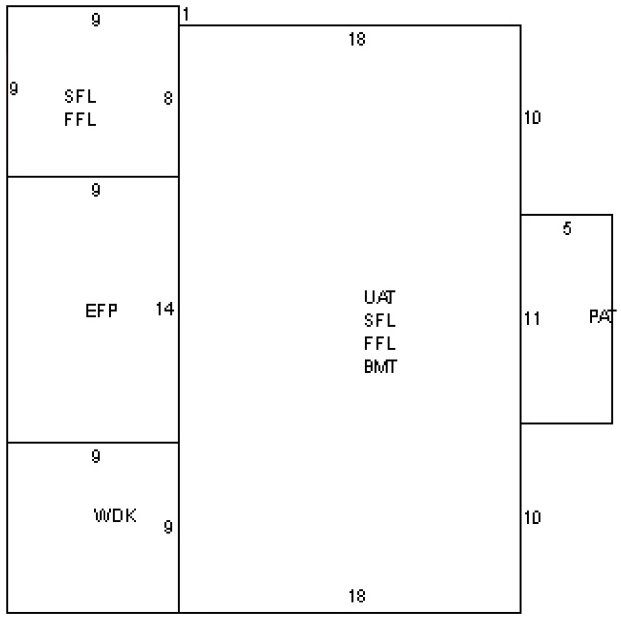
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	179.07
Special Features:	0	Val/Su Net:	125.92
Final Total:	281800	Val/Su SzAd	220.50

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	639	179.070	114,426
SFL	Second Floor	639	179.070	114,426
BMT	Basement	558	53.720	29,976
UAT	Upper Attic	140	98.490	13,739
EFP	Enclos Porch	126	47.980	6,045
WDK	Deck	81	15.720	1,273
PAT	Patio	55	5.900	324
	Net Sketched Area:	2,238	Total:	280,209
Size Ad	1278	Gross Area	2656	FinArea 1348

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 068.0-0002-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	5X6	A	FR	1980	0.00	T	39	101						
2	Frame Shed	D	Y	1	8X8	A	AV	1999	0.00	T	16	101						
8	Pool A-O	D	Y	1	18	A	AV	2000	54.86	T	15.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:	Total: 800